



SYNOPSIS

HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

WEDNESDAY, JUNE 15, 2016

1:00 – 2:00 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

**Edward Saum, HLC Chair
and Patricia Jones**

Design Review Committee Meeting Goal: Discuss project design conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Proposed projects for consideration:

CP16-014: Conditional Use Permit to allow the demolition of an existing commercial building and to construct a six story, Residential Service Facility for the formerly homeless, comprising of 78 studio apartments, a two bedroom manager's apartment, a ten bed interim housing section, first and second floor social services and community spaces, a sixth floor outdoor deck and garden area, and a street level garage with 12 parking spaces. The project is located on a .355-gross acre site on easterly side of North 2nd Street, approximately 130 feet southerly of W. Julian Street. (278 N 2nd Street).

Project Manager: Justin Daniels

Primary conclusions reached by the Subcommittee's discussion on CP16-014 included:

- The proposed size and density of the building is acceptable adjacent to the Hensley Historic District due to other existing and proposed buildings of the same or larger scale in the immediate vicinity.
- Consider simplifying colors and/or textures. Specifically revisit the use of the yellow color.
- Consider changing the angled bay windows on the front façade to rectilinear bays.

PRE16-062: Comprehensive Preliminary Review to allow a 21-story addition to a historic resource, the Hotel Montgomery, which is listed in the National Register of Historic Places, the California Register of Historic Resources and is a designated City Landmark. The project is located on a 0.58-gross acre site on the westerly side of S. 1st Street, approximately 350 feet northerly of W. San Carlos Street (211 S 1st Street). ***Project Manager: Rebecca Bustos***

Primary conclusions reached by the Subcommittee's discussion on PRE16-062 included:

- The new construction should be secondary to the existing historic building as perceived from the pedestrian level.
- The use of the glass atrium as a hyphen between the existing historic structure and the proposed tower is appropriate, however, the atrium should be set back from the front façade of the historic building and the height should be lowered so that the cornice of the historic building is exposed above the atrium.
- The Committee suggested setting back the atrium so that at least the first row of windows on the north façade of the historic building remain exposed.
- Consider incorporating punched openings on the vertical mass of the 1st street façade of the new tower.
- Consider using less glazing on the tower fronting S 1st street.
- The support column for the new tower that is closest to S 1st street is too visually prominent, blocking the view of the corner of the historic building. Consider setting it back further from the street explore other modifications to make it less visually prominent.